

GUAM ANCESTRAL LANDS COMMISSION
REGULAR MEETING MINUTES
Via Zoom with Live-Streaming on YouTube
May 11, 2022 • 2:19 p.m. to 4:28 p.m.

I. CALL TO ORDER

Vice Chairman Laguana called the virtual, regular meeting of the Guam Ancestral Lands Commission (GALC) to order at 2:19 p.m. In compliance with Public Law 24-109, notices of the meeting were published on Wednesday, May 4, 2022 and Monday, May 9, 2022 in *The Pacific Daily News*.

II. ROLL CALL

Executive Director Burch took roll call and stated they had a quorum of 5 members.

Commission Members Present

Ronald F. Eclavea, Chairman (logged on at approximately 3:00 p.m.)

Ronald T. Laguana, Vice Chairman

Maria G. Cruz, Secretary/Treasurer

Angela M. Camacho, Commissioner (logged on at approximately 3:19 p.m.)

Anita F. Orlino, Commissioner

Jeffrey B. Rios, Commissioner

Louisa F. Wessling, Commissioner

Management and Staff Present

John T. Burch, Executive Director

Nicolas E. Toft, Legal Counsel, Office of the Attorney General (OAG)

Cathi T. C. Blas, Special Projects Coordinator

Joey Leon Guerrero, Land Agent II

Andy Mendiola, Department of Labor (DOL) Land Agent I Trainee

Mara Perez, Administrative Aide

Also Present

Mike Cruz, Project Manager, Guam Economic Development Authority (GEDA)

Diego Mendiola, Real Property Manager, GEDA

Tony Arriola, Program Coordinator III, GEDA

Christina Vasques, Program Coordinator I, GEDA

Andrea Pellacani, Office of Speaker Therese Terlaje

III. APPROVAL OF MINUTES

A. April 27, 2022

Commissioner Wessling said the April 27, 2022 minutes referenced the Executive Director's Report, the GEDA Progress Report, and the letter from Attorney Shane Black. She stated these documents weren't attached to the minutes. The April 27, 2022 minutes with the aforementioned attachments were then emailed to the Board. Commissioner Wessling asked if the same 3 documents were in the April 27, 2022 meeting packet. Ms. Cathi Blas responded that they were.

Motion to approve the April 27, 2022 Regular Meeting minutes, subject to corrections per audio recording, made by Secretary/Treasurer Cruz. Motion seconded by Commissioner Orlino. Vice Chairman Laguana called for a vote. Commissioners Rios and Wessling abstained, saying they were not present at the April 27, 2022 board meeting. Motion passed, 3-0.

IV. EXECUTIVE DIRECTOR'S REPORT

Executive Director Burch reported on the following: the Budget; the Farmers' Cooperative Association of Guam (FCAG); the GALC FY 2021 Citizen Centric Report; the GEDA/GALC Investment Services MOU; RFP 21-011-Polaris Point; and Semi-Monthly vs. Monthly Board Meetings.

After the Director presented his report, the Board discussed his recommendation to move to monthly meetings. Secretary/Treasurer Cruz stated when it comes to legal matters, they check with their legal counsel. Moving to monthly meetings is an administrative matter, so they should look to the Director for advice on this matter. She said monthly meetings could go past 5:00 p.m., and that this was her only concern. She added they could try it out. She stated they could always hold a Special Meeting when necessary. The Secretary/Treasurer asked if they needed to have a motion to move to monthly meetings.

Commissioners Rios and Wessling stated they supported going to monthly meetings as well as to hold Special Meetings when needed.

Commissioner Rios also asked to go back to in-person meetings as soon as possible. He stated in-person meetings could run a lot more efficiently.

Chairman Eclavea was able to log on at this point.

Vice Chairman Laguana said he had no problem switching to monthly meetings. He then referenced the May 9, 2022 meeting held by the Governor with representatives from GEDA, FCAG, the Department of Revenue and Taxation (DRT), and GALC. The Vice Chairman asked that the Chairman or a Commissioner be present at future meetings held by the Governor. The Secretary/Treasurer stated she believed the GEDA Progress Report would include information about the May 9 meeting.

Executive Director Burch agreed and stated that the May 9, 2022 meeting with the Governor was an informational meeting; it was not a meeting to negotiate. He said he had forwarded both the letter from Mr. Benjamin Cruz at the Office of Public Accountability (OPA) and from Mr. Michael Carlson at the Office of Senator Clynt Ridgell to the Board within 30 minutes after receiving them. He added the Board received the letters directly as well. He said they were informed at the May 9 meeting that FCAG had submitted documents to DRT as they attempt to regain their non-profit tax status.

The Director stated he had talked to the Chairman about the May 9 meeting, telling him that he would mention it in his report today. He said they were informed that if FCAG didn't get their non-profit tax status back, then their rent would be 10% of the fair market value, which would be significantly higher than the \$3,000 that FCAG proposed to pay GALC for 2020. He stated FCAG was also working with the OPA in regards to their audits. The Director recommended they give FCAG time to work with the DRT and the OPA.

The Vice Chairman stated he would still like to see the Chairman present at all future meetings with the Governor, even the informational ones.

Chairman Eclavea agreed with the Vice Chairman. He added the Director has been very forthcoming with all matters concerning the Commission. The Chairman thanked the Director for his candor.

The Director stated the Chairman had been present at the first meeting with the Eagles Field landowners.

The Chairman added he had also been present prior to that at a meeting with the Governor and her staff. He reiterated the Vice Chairman's sentiment and agreed that he, the Vice Chair or another Commissioner be present at future meetings with the Governor.

The Director stated he believed the Governor might be making a decision this month about where to build the new hospital. He said the Board would know of the Governor's decision as soon as it's made. Option 2 for the Governor is to build the hospital on land adjacent to Eagles Field, which is land GALC owns. The Director said if the Governor decides on that location, then the Board would be heavily involved in meetings with the Governor about it. He added in that case his recommendation would be to push for a lease.

Regarding the issue of going to monthly meetings, the Chairman stated in the past monthly meetings were long. He said another option could be to streamline the agenda. He expressed concern about sacrificing their fiduciary duty to the Trust.

Commissioner Camacho logged on at this point.

Regarding the issue of FCAG, the Chairman stated they should work with them as much as possible so that everyone is on the same page.

The Director stated he believes FCAG will regain their non-profit tax status. He said FCAG is working closely with DRT. He recommended taking no action pending FCAG's attempt to get their non-profit status back.

The Director then asked that action be taken on GALC Resolution No. 2022-007. He stated that their ledgers matched up with the Department of Administration's ledgers down to the penny. He added he wasn't sure if they needed to vote on the issue of having semi-monthly vs. monthly meetings or if they just needed to state it.

The Chairman said they should address the issue regarding board meetings at the next meeting.

Motion to approve Resolution No. 2022-007 (Wire Transfer of Funds in the Trust for Guam Ancestral Lands Commission "Survey, Infrastructure, and Development Fund" and "Land Bank Trust Fund" Instructions to Coast 360 Federal Credit Union) to wire transfer \$319,237.98 to the Department of Administration made by Commissioner Orlino, seconded by Commissioner Rios. There was no discussion. The Chairman called for a vote. Motion passed, 7-0.

The Director asked if the issue of their board meetings will be taken up at the next meeting.

The Chairman said yes.

Commissioner Camacho asked if they could address the issue now.

The Chairman stated he wanted to get more information from the Director on this issue.

Commissioner Orlino stated the Director wrote about semi-monthly vs. monthly meetings in his report today.

The Secretary/Treasurer stated most of them favor having monthly meetings, because it was recommended by the Director. She said she wasn't sure if they needed a motion.

Commissioner Wessling stated the Director did submit a detailed explanation of why they should have monthly meetings.

Commissioner Camacho stated she also supported monthly meetings. She said she believed they could handle the workload with monthly meetings.

The Director stated he recommended going to monthly meetings. He said they could always have Special Meetings when needed.

The Chairman asked the Director when they could have in-person meetings.

The Director answered as soon as they get the Purchase Order to pick up the Tablets, which would allow them to live-stream the meetings through YouTube.

The Chairman stated he was still comfortable with having virtual meetings.

The Director stated some members could continue to attend board meetings virtually while others could attend in person.

The Chairman stated they should go with the Secretary/Treasurer's suggestion to try out having monthly meetings.

Commissioner Orlino asked the Director how close were they to getting the Purchase Order for the Tablets.

The Director said they just needed the General Services Agency (GSA) to sign off on the Purchase Order.

The Chairman asked if they needed a motion to go to monthly board meetings.

Legal Counsel Toft stated they didn't need a motion.

The Chairman stated they would go with monthly meetings, holding Special Meetings as needed.

The Director said based on that the next meeting after today would be June 8.

V. GEDA PROGRESS REPORT – Presented by Mr. Tony Arriola

Commissioner Wessling commented that KwikSpace was listed on the report as having an outstanding balance as well as being current with its lease rents.

Mr. Arriola apologized. He stated KwikSpace's May rent had not come in, yet.

The Vice Chairman commented that the Guam Environmental Protection Agency (GEPA) has had an outstanding balance for a long time.

Mr. Arriola said their payments have been inconsistent.

The Director said they have always been behind in their rent payments. He stated within the next few years they will be moving into their own facilities. He said they shouldn't be behind, because they receive federal funds for their rent.

The Secretary/Treasurer asked what FCAG's loss of their non-profit status had to do with paying their rent.

The Director stated FCAG's rent would be significantly more as a for-profit business versus as a nonprofit.

The Secretary/Treasurer said they should make some payment in the meantime.

The Vice Chairman asked Mr. Arriola if they had received Northern Market's report yesterday.

Mr. Arriola said they had not.

The Vice Chairman asked Mr. Arriola to follow up with Northern Market.

Mr. Arriola said he would do so.

VI. OLD BUSINESS

A. Famers' Market – Financial & Audit Update

This was covered earlier in the meeting.

B. GEDA MOU – Investment Services Update

This was covered in GEDA's Progress Report.

VII. NEW BUSINESS

There was no new business, however, the Vice Chairman asked the Director to provide an updated list of properties in the process of being returned and of the properties with the potential to be returned at the next board meeting.

The Director stated he would do so. He said he could provide which public law the return would fall under as well.

The Chairman asked the Director to re-submit the public laws dealing with returned lands to Speaker Terlaje.

The Director stated he would do so.

Commissioner Orlino asked for updates on the situation involving a family receiving land from the CHamoru Land Trust Commission (CLTC), which turned out to be land owned by the Guam Ancestral Lands Commission.

The Director said he believed that was the Ron Binondo family. He said there may be a total of 2 or 3 lots in the same situation. He stated he tried to arrange a meeting with CLTC's previous director, Jack Hattig, before he got transferred out. He said he and Joey Leon Guerrero needed to meet with Acting Director Camacho and one of their land agents to come up with a humanitarian solution.

The Chairman said they should move on it.

The Director agreed.

VIII. PUBLIC COMMENTS

There were no public comments.

IX. ANNOUNCEMENTS

A. The Commission scheduled the next meeting for June 8, 2022.

The Vice Chairman asked the Director to provide the Board with his budget report prior to the Budget Public Hearing on June 2.

The Director said he would do so.

X. ADJOURNMENT

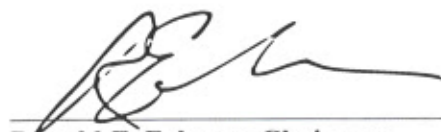
A. Chairman Eclavea thanked everyone and adjourned the meeting at 4:28 p.m.

Additional Remarks: Please refer to the Office of Public Accountability's (OPA) website for the GALC Board Meeting Audio Recording for detailed information.

Executive Director's report and the GEDA report are attached and made a part of these minutes.

APPROVED BY:


DATE APPROVED:



Ronald F. Eclavea, Chairman
Guam Ancestral Lands Commission

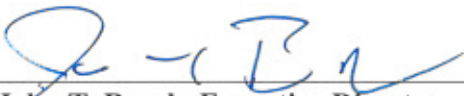
08 JUN 2022

SUBMITTED BY:

A handwritten signature in blue ink, appearing to read 'Mara Perez', written over a horizontal line.

Mara Perez, Administrative Aide
Guam Ancestral Lands Commission

REVIEWED AND APPROVED BY:

A handwritten signature in blue ink, appearing to read 'John T. Burch', written over a horizontal line.

John T. Burch, Executive Director
Guam Ancestral Lands Commission

MEMORANDUM

Date: May 11, 2022
To: All Members, Guam Ancestral Lands Commission
From: Executive Director
Re: Executive Director's Report

The following are updates for the Guam Ancestral Lands Commission.

Budget:

Our pre-hearing for the GALC FY 2023 Budget Hearing is scheduled for May 17, 2022 at Senator Joe San Agustin's Office. On February 23, 2022, we submitted a budget request for \$498,722. An increase of \$90,169 over the FY 2022 Budget Appropriation of \$408,553. The increase is due to our desire to preserve historical documents by purchasing computers and digitizers with software needed to digitize these land documents and to hire up to two land agents to prevent the loss of "institutional knowledge" should the two unclassified employees be replaced and the lone land agent decide to retire within the next year.

On May 9, 2022, the Department of Administration informed us that GALC is to reimburse the General Fund \$319,237.98 for its FY 2021 expenditures. I am requesting your approval of Resolution No. 2022-007 to wire transfer \$319,237.98 from the GALC Survey, Infrastructure, and Development Fund to Department of Administration via the Bank of Guam.

Attachment A: GALC Resolution No. 2022-007

Farmers' Cooperative Association of Guam (FCAG):

On April 28, 2022, our office received a letter from the Public Auditor informing us that the Farmers' Cooperative Association of Guam had its nonprofit tax status revoked by the Department of Revenue and Taxation on October 22, 2021.

We are also in receipt of a letter from Michael Carlson, Senior Policy Advisor for Senator Clynton Ridgell inquiring if any negotiations or other actions have commenced with the FCAG. According to Mr. Carlson, because of the FCAG's change in tax status, we are required to notify the Guam Legislature should the GALC begin any negotiations or other actions with the FCAG for the continued use of the property.

On Monday, May 9, 2022, a meeting was held with the Governor and representatives from the FCAG, GEDA, DRT and GALC. At the meeting we were informed that the FCAG was working with the DRT and would soon have their nonprofit tax status reinstated. The details of the meeting will be provided by GEDA in their report.

Attachment B: Letter from Michael Carlson,

Attachment C: Letter from OPA to Senator Clynton Ridgell

GALC FY 2021 Citizen Centric Report:

In compliance with Title 1 Guam Code Annotated Chapter 19 §1922(a), the Guam Ancestral Lands Commission's FY 2021 Citizen Centric Report was released to the offices of the Governor, the Speaker and the Public Auditor Monday, May 9, 2022.

GEDA/GALC Investment Services MOU:

Is still out circulating for review and signatures.

RFP 21-011- Polaris Point:

Lease negotiations are ongoing.

Semi-Monthly vs. Monthly Board Meetings:

At the last GALC meeting, I was asked whether the Board of Commissioners should meet regularly semi-monthly or monthly. Here's a few things I have observed:

1. The following are the preparation deadlines for semi-monthly meetings to be in compliance with the Open Government Law:
 - a. The agenda for the next meeting must be approved by the first Friday after the Wednesday meeting. This gives us two days to prepare the agenda and have it approved by the Chairman. The board meeting agenda is the most important document when it comes to ensuring the meeting runs smoothly. The draft agenda should be prepared and circulated for input at least a week or two weeks before a board meeting. Circulating the draft agenda in advance ensures that any operational items requiring board approval make it onto the agenda and get the timely consideration they require.
 - b. The advertisement for the approved agenda must be prepared and submitted to the PDN or the Guam Post by Monday to be published by the following Wednesday and the following Monday.
 - c. The agenda must also be placed in the Public Notice Portal by Monday and submitted to O-Tech for posting on our website.
 - d. We were advised by O-Tech that because of the high demand for streaming, the network is peaking to an all-time high. Streaming and other production data operations are on the same pipeline. Because of this O-Tech has closed YouTube during working hours to stabilize network issues. To continue to live stream our meetings as mandated by law, we have to work closely with O-Tech to schedule access to YouTube.
2. The transcription of the Minutes must begin immediately after each board meeting to have it ready for the next board meeting. (Mara's time is dedicated to preparing the minutes leaving little to no time to train her on other tasks).
3. Because of the limited time for preparation, the Commissioners' meeting packet is usually provided twenty-fours before each meeting. These materials should be provided to the Commissioners at least seven days before a scheduled meeting in order to ensure Commissioners are prepared for the meeting.
4. The GALC staff end up spending most of their time planning for and following up after board meetings than doing other work such as: Land Bank Rules and Regulations, Audit, Budget, Citizen Centric Report, Strategic Plans, Grant Applications and Submissions, Landowners Meetings, Legislative Hearings, FOIA Responses, Training and other administrative functions.

5. The cost of advertisement has increased from \$368 to \$760 monthly. This is an increase from \$4,416 to \$9,120 annually. This leaves little to no funds available to pay for the publication of the full page advertisements for the "Transfer in Progress of Potential Release of Federal Properties". The cost for a full page advertisement is \$1,242 for black and white, and \$1,542 for color.

During the early stage of the re-establishment of the GALC as a stand-alone agency, it was necessary to have regular semi-monthly meetings. These meetings were needed to keep the Commissioners informed and to provide timely guidance to management. However, I feel the GALC has matured and it is time for the Board to relax its frequency of meetings. Moving to regular monthly board meeting will allow the staff time to focus on other areas of business instead of spending most of their time planning for and following up after board meetings. "Special meetings" of the board can be held between regular meetings to conduct business that cannot wait until the next regularly scheduled board meeting.

Thank you for the opportunity to present this update. Please let me know if further information is required.



GUAM ANCESTRAL LANDS COMMISSION

RESOLUTION NO. 2022-007



***FY 2022 WIRE TRANSFER OF FUNDS IN THE TRUST FOR GUAM
ANCESTRAL LANDS COMMISSION "SURVEY, INFRASTRUCTURE, AND
DEVELOPMENT FUND" AND "LAND BANK TRUST FUND" INSTRUCTIONS
TO COAST 360 FEDERAL CREDIT UNION***

WHEREAS, the Guam Ancestral Lands Commission, in accordance with Title 21, Guam Code Annotated, Chapter 80 and Public Law 25-45, has the responsibility for the return of excess government lands to its original land owners except in circumstances when land is clearly under existing public use or lands were Spanish Crown Land; and

WHEREAS, the Guam Ancestral Lands Commission shall administer all assets and revenues of the Land Bank Fund where resulting income shall provide just compensation for those dispossessed ancestral landowners; and

WHEREAS, Title 5 Guam Code Annotated, Chapter 21, Investments and Deposits, governs the methods and processes for Guam Ancestral Lands Commission to invest its monetary assets; and

WHEREAS, on May 11, 2022, the Guam Ancestral Lands Commission Board of Commissioners at their regularly scheduled meeting, via Zoom teleconference, met to discuss the reimbursement to the Department of Administration for Guam Ancestral Lands Commission operational funds used in Fiscal Year 2021; and

WHEREAS, on May 11, 2022, the Guam Ancestral Lands Commission Board of Commissioners at their regularly scheduled meeting, via Zoom teleconference, unanimously passed a motion to wire transfer a total of Three Hundred Nineteen Thousand Two Hundred Thirty-Seven Dollars and Ninety-Eight Cents (\$319,237.98) in the *Trust for Guam Ancestral Lands Commission* from the *Survey, Infrastructure, and Development Fund* (Account 0102) to the **Department of Administration**, 590 S Marine Corps Drive Suite 219 ITC Building Tamuning, Guam 96913 (General Fund Account Number **0601024399**) via the **Bank of Guam**, Chalan Santo Papa Juan Pablo Dos, Hagatña, Guam 96910 (Routing Number 121405115); and

WHEREAS, Coast360 domestic wire transfer fee for One Hundred Thousand Dollars \$100,000.01 or more is Thirty-five Dollars and Zero Cents (\$35.00).

NOW THEREFORE BE IT RESOLVED, The Guam Ancestral Lands Commission Board of Commissioners (Member Number 0000236454) directs Coast 360 Federal Credit Union to wire transfer a total of Three Hundred Nineteen Thousand Two Hundred Thirty-Seven Dollars and Ninety-Eight Cents (\$319,237.98) in the *Trust for Guam Ancestral Lands Commission* from the *Survey, Infrastructure, and Development Fund* (Account 0102) to the **Department of Administration**, 590 S Marine Corps Drive Suite 219 ITC Building Tamuning, Guam 96913 (General Fund Account Number **0601024399**) via the **Bank of Guam**, Chalan Santo Papa Juan Pablo Dos, Hagatña, Guam 96910 (Routing Number 121405115).

BE IT FURTHER RESOLVED, the cost of the wire transfer fee of Thirty-five Dollars and Zero Cents (\$35.00) be paid to COAST 360 from the *Trust for Guam Ancestral Lands Commission's Survey, Infrastructure, and Development Fund* (Account 0102).

SO SAYETH THE GUAM ANCESTRAL LANDS COMMISSION AND ITS CHAIRMAN, SECRETARY / TREASURER AND EXECUTIVE DIRECTOR THIS 11TH DAY OF MAY IN THE YEAR OF OUR LORD, 2022.

Date: _____

RONALD F. ECLAVEA, Chairperson

MARIA G. CRUZ, Secretary/Treasurer

JOHN T. BURCH, Executive Director

Farmers Coop Lease

External

Inbox



Michael Carlson <mcarlson@guamlegislature.org>

11:12 AM
(3 minutes
ago)

to admin, Senator, Keith

HAFA ADAI GALC!

Our office is in receipt of a letter from the Public Auditor indicating the Farmers Cooperative Association of Guam (FCAG) has had its nonprofit tax status revoked by the Department of Revenue and Taxation. The revocation was effective October 22, 2021. A copy of the letter is attached for your reference.

I call to your attention this excerpt from the letter, " *The FCAG's change in tax status requires the Guam Legislature, through 21 GCA §681101 (d), be notified as a potential renegotiation of payments required for the use of the property, or continued use of the property for that matter, may be necessary.*" 21 GCA §681101 (d), reads: " *Any change in the tax status of the Association shall require notification to I Liheslaturan Guåhan and an immediate renegotiation of payments required in this Act for the use of the property. If such change shall be to a for-profit status, the rate shall be no less than ten percent (10%) of the actual market value of the property.*"

As of this date, our office has not received any such notification. Is GALC aware of this change in tax status and, if so, have any renegotiations or other required actions commenced with the Farmers Coop?

Appreciate your assistance in this matter. Please call me if you have any questions or concerns.

--

Michael D. Carlson
Senior Policy Advisor
Ofc. of Sen. Clynt E. Ridgell
I LIHESLATURAN GUÅHAN
Cell: 671-988-5390



OFFICE OF PUBLIC ACCOUNTABILITY

Suite 401 DNA Building, 238 Archbishop Flores Street, Hagatna, Guam 96910
Tel (671) 475-0390 · Fax (671) 472-7951 · Hotline: 47AUDIT (472-8348)
www.opaguam.org

VIA EMAIL

April 28, 2022

Honorable Clynton E. Ridgell
238 Archbishop Flores St.
DNA Building, Suite 906
Hagåtña, Guam 96910

Re: Farmers' Cooperative Association of Guam Tax Status

Hafa adai Senator Ridgell,

Our office recently communicated with the Guam Ancestral Lands Commission (GALC) and Farmers' Cooperative Association of Guam (FCAG) regarding financial information required by the FCAG and their use of the Farmers' Market facility in Dededo. Based on 21 GCA §681101, the FCAG is authorized to operate the Farmers' Market facility and must comply with certain terms, including using the property for activities consistent with the FCAG's mission and purpose and leasing portions of the facility to individual vendors, businesses, and other entities.

It has come to our attention during our communication with FCAG that their status as a non-profit organization was revoked as of October 22, 2021. In a meeting with one of my audit supervisors on April 22, 2022, the current Treasurer confirmed their non-profit status remains revoked. The FCAG's change in tax status requires the Guam Legislature, through 21 GCA §681101 (d), be notified as a potential renegotiation of payments required for the use of the property, or continued use of the property for that matter, may be necessary. You may view their tax status on the Department of Revenue and Taxation's website or through this link, <https://www.guamtax.com/notices/2021Non-ProfitListingUpdated102221.pdf>.

Should you have any questions or further information, please contact Vincent Duenas at (671) 475-0390 ext. 219 or email vduenas@guamopa.com. Thank you.

Senseramente,


Benjamin J. Cruz
Public Auditor

LOURDES A. LEON GUERRERO

Governor of Guam
I Maga'Haga Guahan

JOSHUA F. TENORIO

Lt. Governor of Guam
I Segundo Na Maga'Lehen Guahan



MELANIE MENDIOLA

Chief Executive Officer/Administrator
Atkãd: Eksekutibu Ofisial/Atmenestradora

MEMORANDUM

Date: May 11, 2022

To: Executive Director, Guam Ancestral Lands Commission

From: CEO / Administrator

Subject: GEDA Monthly Progress Report

Hafa Adai!

The following is a progress report on GEDA's efforts to manage Land Bank Trust properties as required by Section 1(i) of the MOU between GEDA and GALC Land Bank Trust:

- **Wettengel Junction : Northern Market, LLC (NM)**

Monthly Rent	Outstanding Balance
\$ 27,854.51	\$1,258,764.01

- Total Deferred Balance (\$1,069,373.70) and Total Interest Balance (\$189,390.31) = Total outstanding balance (\$1,258,764.01) as of 05/ 2022.
- Northern Market on Extended 1 year Full Rent Deferral from 11/2021 to 10/2022.
- Quarterly report due on 5/10/ 2022.

- **Apra Harbor Parcel No. 1 (Commissary Junction): KwikSpace**

Monthly Rent	Outstanding Balance
\$3,949.63	\$ 3,949.63

- Tenant is current with its lease rents.
- Last payment received on 4/04/2022.

- **Apra Harbor Reservation F-12: Matson**

Monthly Rent	Outstanding Balance
\$ 27,733.00	\$ 27,733.00

- Last payment received on 04/25/2022



- **Lot Apra Harbor Reservation F-12-R2: Trans Steel**

Monthly Rent	Outstanding Balance
\$ 500.00	\$9,800.00

- Tenant on a month-to-month tenancy and payment plan from 5/2021 to present.
- Last payment received on 05/03/22 in the amount of \$600.00

- **Tanguisson Cable Landing Station, Dededo (Lot 10192): AT&T**

Monthly Rent	Outstanding Balance
\$ 22,939.42	\$ 0

- Tenant makes regular monthly payments via EFT at the beginning of every month.
- Tenant is current with its lease rents.

- **Lot Apra Harbor Reservation F-12 Polaris Point: Smithbridge Guam**

Limited Term Full Payment	Outstanding Balance
\$ 13,333.33	\$0

- Tenant on a limited term license agreement for rental of two (2) acres for three (3) months to commence on 04/01/22 and end at midnight on 06/30/22.

TIYAN PROPERTIES

- **Guam Environmental Protection Agency (GEPA)**

Monthly Rent	Outstanding Balance
\$ 8,000.00	\$ 224,000.00

- Tenant makes regular monthly payments via EFT before the end of the month.
- Last payment received on 4/19/2022

- **DPHSS (WIC)**

Monthly Rent	Outstanding Balance
\$ 8,400.00	\$ 37,499.35

- Last payment received on 04/04/2022

Other Items

- **RFP 21-011 – For Lease and Development of Land Bank Trust Property: Lot Apra Harbor Reservations, F-12-1, portion of F-12-2, and F-12-3, Polaris Point, Piti**

- As of 05/04/22, ongoing lease negotiations between GEDA, GALC and Vendor.

- **Farmers' Cooperative Association of Guam Inc.**

- GEDA received financial report from FCAG indicating a \$162,245.00 gross revenue for 2020
- Based on the PL authorizing FCAG to utilize the property, \$3,245.90 is due for FY 2021
- GEDA was also informed of FCAG's loss of its Non-Profit status
 - It is GEDA's understanding that this issue is currently being resolved by the FCAG and DRT to reinstate its non-profit status

- Should you have any questions, please contact us at 671-647-4332. *Si Yu'os Ma'ase'* for your continued support in generating revenues for the beneficiaries of the Trust.

204
MELANIE MENDIOLA
CEO / Administrator